

27 acres/10.9 hectares

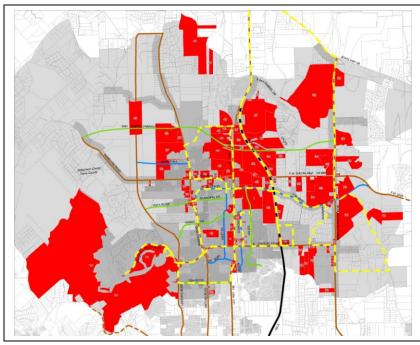
Ronald W. Reagan Blvd. frontage

Utilities

Greenfield with 3,600 square foot residence and metal building on it

Extra-Territorial Jurisdiction (ETJ)

Mr. Russ Boles Summit Commercial/Industrial Properties 20 Chisholm Trail Round Rock TX 78681 (512) 244-9707 phone (512) 244-9519 facs russ@summit-commercial.com www.summit-commercial.com



Property									
Total Acreage: 27 acres/10.9 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. V					
Location									
				Country Wil	lliamaan				
City: Leander	County: Williamson ween, east of US 183 across from Leander Middle School								
	i Kilometer)	south of	FIVI 2243 Detw						
Within City Limits: Yes Distance to US Highways: Immediate frontage west				Distance from City Limits: Not Applicable					
Distance to Interstate Highways:	Type of Zoning: Multi-Family								
General Site Information									
Previous Use of Site: Open Farm		l Condition: E	xcellent	cellent Dimension meters			ns: 2,000 x 530 feet/610 x 162		
Soil Composition (based upon U Soil Survey of Williamson Count Denton-Eckrant-Doss: moderate shallow, calcareous, clayey, cob indurated fractured limestone or variable 1 to 3 percent slopes	Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete								
Adjoining Acreage Available: Yes		Can Site Be Divided:		Yes		Lot Size:		Negotiable	
Improvements Road Distance to Rail: 5.5 miles/8.9 km				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Very accessible					
Fenced: Yes				Landscaped: No					
Located within an Industrial Park: No				Type of Business: Multi-Family					
Deed Restriction(s): No				Covenants: No					
Utilities									
City of Leander Services		Water - Size of Neares cm Pressure: 68 psi/469				Sewer - Size of Nearest Line: Available Fall 2008			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
latural Gas Service: Mr. Will Nabors, 12.310.3810, ATMOS Energy		Size of	Nearest Line:	6 inch/15.2 cm Poly		Pressure:	sure: Intermediate Pressure		
Telecommunication Service: AT&T	Phone: 5		30	Facs: 512.870.4475			Email: tc4713@att.com		
Solid Waste Disposal: Clawson Disposal, Inc. Phone: 5		12.259.1709		Facs: 512.746.5807			Email: clawsondisp@earthlink.net		
Sales Information									
Contact: Mr. Russ Boles	Phone: (512) 244-9707 Facs: (512								
Sales Price \$4,000,000 (\$3.50 per square foot)				Lease Price Not Applicable					
Comments: www.wcad.org Refe FM 1431. The topography provid service in Summer 2009. Block	des a very g	entle slo	pe from west t	o east. Wate	r and gas	are on-site			